

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6246

AN ORDINANCE authorizing and providing for the acquisition of interests in land for the purpose of completing the 120th Avenue NE Improvements (Stage 3) Joint Project, and implementing the City and Sound Transit Amended and Restated Memorandum of Understanding related to the East Link light rail project and the Funding, Right-of-Way Acquisition and Construction Administration Agreement with Sound Transit; providing for condemnation, appropriation, and taking of land and property rights necessary therefore; providing for payment; directing the initiation of appropriate proceedings in the manner provided by law for said condemnation; and establishing an effective date.

WHEREAS, the Bel-Red Subarea Plan identifies a network of transportation improvements, including the widening of 120th Avenue NE from NE 12th Street to NE 16th Street (referred to as Stage 3); and

WHEREAS, the Central Puget Sound Regional Transit Authority ("Sound Transit") and the City have agreed to a project alignment for East Link, which will require raising the existing street roadway profile of 120th Avenue NE between NE 12th Street and NE 16th Street to facilitate a retained cut station and alignment; and

WHEREAS, the parties have agreed that constructing the 120th Avenue NE (Stage 3) road widening project in conjunction with raising the existing street roadway profile to accommodate the East Link project is in the best interest of the public, (the "Joint Project" as further described below); and

WHEREAS, the City and Sound Transit entered into that certain Amended and Restated Memorandum of Understanding for Intergovernmental Cooperation ("Amended MOU") for the East Link light rail project dated May 6, 2015, which authorized execution of the Funding, Right-of-Way Acquisition and Construction Administration Agreement for the Joint Project; and

WHEREAS, the City and Sound Transit entered into that certain Funding, Right-of-Way Acquisition and Construction Administration Agreement dated May 6, 2015, which authorizes the City to acquire the property rights necessary for completing the Joint Project on behalf of both the City and Sound Transit; and

WHEREAS, on December 1, 2014, the City Council adopted the 2015-2021 Capital Investment Program (CIP), by Ordinance No. 6209; and

WHEREAS, on May 18, 2015, such 2015-2021 CIP, as previously amended, was further amended by Ordinance No. 6227 to implement the Amended MOU,

including the Funding, Right-of-Way Acquisition and Construction Administration Agreement; and

WHEREAS, the Joint Project, CIP Plan No. PW-R-168, was adopted and amended as part of such CIP, which includes the public uses of expanding 120th Avenue NE into a five-lane arterial, with two lanes in each direction and turn pockets or a center turn lane where necessary, between NE 12th Street and NE 16th Street, including bike lanes, curb, gutter, and sidewalk on both sides, landscaping, irrigation, illumination, traffic signals, storm drainage, water quality treatment, and other utility infrastructure needed, and elevating a portion of such roadway to accommodate Sound Transit East Link light rail project guideway (the "Joint Project"); and

WHEREAS, the City Council finds that the public health, safety, necessity and convenience demand that said Joint Project be undertaken at this time, and that in order to carry out the Joint Project it is necessary at this time for the City to acquire interests and rights to the properties described herein; and

WHEREAS, the City Council finds and declares it necessary and in the best interest of the public that interests in the land and property hereinafter described be condemned, appropriated, and taken for public use, subject to the making or paying of just compensation to the owners; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. The land and property rights within the City of Bellevue, King County, Washington, adjacent to 120th Avenue NE northerly of NE 12th Street and southerly of NE 16th Street, as now legally described in Exhibit "A" and generally depicted on Exhibit "B", are necessary for both the construction of the Joint Project and to implement the Amended MOU and Funding, Right-of-Way Acquisition and Construction Administration Agreement with Sound Transit, all as described above, subject to making or paying just compensation to the owners thereof in the manner provided by law.

Section 2. The City Council of the City of Bellevue finds construction of the Joint Project to be a public use, specifically the public use of expanding 120th Avenue NE into a five-lane arterial, with two lanes in each direction and turn pockets or a center turn lane where necessary, between NE 12th Street and NE 16th Street, including bike lanes, curb, gutter, and sidewalk on both sides, landscaping, irrigation, illumination, traffic signals, storm drainage, water quality treatment, and other utility infrastructure needed, and elevating a portion of such roadway to accommodate the guideway for the East Link light rail project. The City Council specifically finds construction of the Joint Project to be necessary, and in the best interests of the citizens.

Section 3. The cost and expense of acquiring the property rights described in this ordinance shall be paid from the Capital Investment Program (CIP) Plan, from other general funds of the City, including from levy funds, where applicable. The Director of the Civic Services Department or her designee is hereby authorized to

negotiate with, make offers to, and execute agreements with the owners of said land or property interests, for the purposes of: obtaining property interests; entering into lease agreements with property owners (lease-backs) between the time of acquisition and start of construction; making or paying just compensation; and, approving the payment of just compensation as negotiated with said owners or as ordered by the Court.

Section 4. In the absence of negotiated purchases with the affected property owners, the City Attorney or her designee is hereby authorized and directed to undertake proceedings provided by law to condemn, appropriate, and take the land and property rights necessary to carry out the provisions of this ordinance. In so doing, the City Attorney or her designee is authorized to utilize legal descriptions and depictions of the property rights condemned herein in a format more precise than those general descriptions and depictions set forth in Exhibits A and B. The City Attorney or her designee is further authorized to approve and enter into any and all agreements, stipulations, and orders necessary to carry out the provisions of this ordinance, including the payment of just compensation as agreed to with the property owners, or as ordered by the Court.

Section 5. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 3rd day of August, 2015, and signed in authentication of its passage this 3rd day of August, 2015.

(SEAL)


Claudia Balducci, Mayor

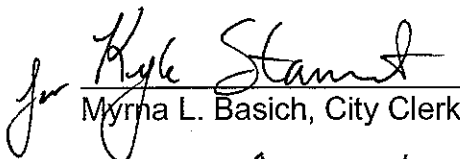
Approved as to form:

Lori M. Riordan, City Attorney



Monica A. Buck, Assistant City Attorney

Attest:


Myrna L. Basich, City Clerk

Published August 6, 2015

Exhibit A

Parcel 6170

FEE

1501 124TH AVENUE NE
Tax Parcel Number: 067100-0000

That portion of City of Bellevue Amended Binding Site Plan Number 14-128831 LJ, recorded under Recording No. 20140423000863, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the southwest corner of Parcel 17;

Thence N00°33'07"E along the west line of said Parcel 17 a distance of 50.24 feet;

Thence continuing along the westerly line of said Parcel 17 at a bearing of N89°26'53"W a distance of 11.12 feet to the True Point of Beginning;

Thence continuing N89°26'53"W along said westerly line a distance of 18.88 feet;

Thence N00°33'07"W along the west line of said Parcel 17 and Parcel 8 a distance of 293.92 feet to a point on a curve to the left the center of which bears N89°58'45"E a distance of 1966.50 feet;

Thence southerly along said curve an arc distance of 139.52 feet;

Thence S04°05'09"E a distance of 155.09 feet to the True Point of Beginning.

Containing 2,276 square feet.

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SLB/06-03-2015



Exhibit A

Parcel 6170

FEE

1501 124TH AVENUE NE
Tax Parcel Number: 067100-0000

That portion of City of Bellevue Amended Binding Site Plan Number 14-128831 LJ, recorded under Recording No. 20140423000863, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the northwest corner of Parcel 3B;

Thence S00°33'07"W along the west line of said Parcel 3B a distance of 30.89 feet to the True Point of Beginning;

Thence continuing S00°33'07"W along the west line of said Parcels 3B, 3A, L, 7 and 8 a distance of 649.50 feet;

Thence N00°38'44"E a distance of 435.25 feet;

Thence N26°38'07"E a distance of 3.99 feet;

Thence S89°26'53"E a distance of 40.04 feet;

Thence N00°33'07"E a distance of 100.00 feet;

Thence N89°26'53"W a distance of 29.62 feet;

Thence N00°38'44"E a distance of 47.02 feet;

Thence NN25°20'07"W a distance of 27.38 feet;

Thence N00°33'07"E a distance of 39.02 feet;

Thence N89°14'26"W a distance of 1.00 feet to the True Point of Beginning.

Containing 5,228 square feet.

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Exhibit A

Parcel 6170

SIDEWALK / UTILITY EASEMENT

1501 124TH AVENUE NE

Tax Parcel Number: 067100-0000

That portion of City of Bellevue Amended Binding Site Plan Number 14-128831 LJ, recorded under Recording No. 20140423000863, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the southwest corner of Parcel 17 being the True Point of Beginning;

Thence N00°33'07"E along the west line of said Parcel 17 a distance of 50.24 feet;

Thence continuing along the westerly line of said Parcel 17 at a bearing of N89°26'53"W a distance of 11.12 feet;

Thence N04°05'09"W a distance of 155.09 feet to the beginning of a curve to the right having a radius of 1966.50 feet;

Thence northerly along said curve an arc distance of 139.52 feet to a point on the west line of Parcel 8;

Thence N00°33'07"W along the west line of said Parcel 8 a distance of 81.25 feet;

Thence N00°38'44"E a distance of 435.25 feet; Thence N26°38'07"E a distance of 3.99 feet;

Thence S89°26'53"E a distance of 23.25 feet; Thence S00°38'44"W a distance of 22.80 feet;

Thence N89°21'16"W a distance of 12.00 feet;

Thence S00°38'44"W a distance of 474.45 feet to the beginning of a curve to the left having a radius of 1953.50 feet;

Thence southerly along said curve an arc distance of 161.31 feet;

Thence continuing off said curve on a tangent bearing of S04°05'09"E a distance of 206.52 feet to a point on the south line of Parcel 17;

Thence N89°43'09"W along said south line a distance of 6.00 feet to the True Point of Beginning.

Containing 11,057 square feet.

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Exhibit A

Parcel 6170

SIDEWALK / UTILITY EASEMENT

1501 124TH AVENUE NE

Tax Parcel Number: 067100-0000

That portion of City of Bellevue Amended Binding Site Plan Number 14-128831 LJ, recorded under Recording No. 20140423000863, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the northwest corner of Parcel 3B being the True Point of Beginning;

Thence S00°33'07"W along the west line of Parcel 3B a distance of 30.89 feet;

Thence S89°14'26"E a distance of 1.00 feet;

Thence S00°33'07"W a distance of 39.02 feet;

Thence S25°20'07"E a distance of 27.38 feet;

Thence S00°38'44"W a distance of 47.02 feet;

Thence S89°26'53"E a distance of 13.00 feet;

Thence N00°38'44"E a distance of 50.51 feet;

Thence N25°20'07"W a distance of 26.82 feet;

Thence N00°33'07"E a distance of 66.89 feet to the north line of said Parcel 3B;

Thence N89°17'42"W along said north line a distance of 14.25 feet to the True Point of Beginning.

Containing 1,930 square feet.

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Exhibit A

Parcel 6170

SLOPE EASEMENT

1501 124TH AVENUE NE

Tax Parcel Number: 067100-0000

That portion of City of Bellevue Amended Binding Site Plan Number 14-128831 LJ, recorded under Recording No. 20140423000863, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the southwest corner of Parcel 17;

Thence S89°43'09"E along the south line of said Parcel 17 a distance of 6.00 feet to the True Point of Beginning;

Thence N04°05'09"W a distance of 206.52 feet to the beginning of a curve to the right with a radius of 1953.50 feet;

Thence northerly along said curve an arc distance of 161.31 feet;

Thence N00°38'44"E on the tangent from said curve a distance of 474.45 feet;

Thence S89°21'16"E a distance of 15.00 feet; Thence S00°38'44"W a distance of 57.29 feet;

Thence S89°21'16"E a distance of 8.00 feet; Thence S00°38'44"W a distance of 200.00 feet;

Thence S04°35'29"W a distance of 256.09 feet to the beginning of a curve to the left the center of which bears N89°31'07"E a distance of 1948.50 feet;

Thence southerly along said curve an arc distance of 110.26 feet;

Thence N85°54'51"E a distance of 9.96 feet; Thence S04°05'09"E a distance of 50.00 feet;

Thence S85°54'51"W a distance of 5.00 feet;

Thence S04°05'09"E a distance of 169.60 feet to a point on the south line of said Parcel 17;

Thence S89°43'09"E along said south line a distance of 10.03 feet to the True Point of Beginning.

Containing 12,073 square feet.

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Exhibit A

Parcel 6170

TEMPORARY CONSTRUCTION EASEMENT

1501 124TH AVENUE NE
Tax Parcel Number: 067100-0000

That portion of City of Bellevue Amended Binding Site Plan Number 14-128831 LJ, recorded under Recording No. 20140423000863, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the southwest corner of Parcel 17;

Thence S89°43'09"E along the south line of said Parcel 17 a distance of 16.03 feet to the True Point of Beginning;

Thence continuing S89°43'09"E a distance of 5.01 feet;

Thence N04°05'09"W a distance of 164.98 feet;

Thence N85°54'51"E a distance of 5.00 feet;

Thence N04°05'09"W a distance of 60.00 feet;

Thence N85°54'51"E a distance of 9.92 feet to a point on a curve to the right the center of which bears N86°25'29"E a distance of 1943.50 feet;

Thence northerly along said curve an arc distance of 96.13 feet;

Thence N69°36'18"E a distance of 28.97 feet;

Thence N20°23'42"W a distance of 30.00 feet;

Thence S69°36'18"W a distance of 15.85 feet;

Thence N04°35'29"E a distance of 231.87 feet;

Thence N00°38'44"E a distance of 205.17 feet;

Thence N89°21'16"W a distance of 8.00 feet;

Thence N00°38'44"E a distance of 52.29 feet;

Thence N61°30'30"E a distance of 50.55 feet;

Thence N01°08'42"W a distance of 44.97 feet

Thence N23°02'46"W a distance of 40.77 feet;

Thence N66°57'14"E a distance of 19.71 feet;

Thence N24°27'18"W a distance of 79.10 feet;

Thence N44°38'46"E a distance of 23.13 feet;

Thence N36°44'36"W a distance of 77.05 feet to a point on the north line of Parcel 3B of said Site Plan;

Thence S00°33'07"W a distance of 66.89 feet;

Thence S25°20'07"E a distance of 26.82 feet;

Thence S00°38'44"W a distance of 50.51 feet;

Thence S89°26'53"E a distance of 16.62 feet;

Thence S00°33'07"W a distance of 100.00 feet;

Thence N89°26'53"W a distance of 16.78 feet;

Thence S00°38'44"W a distance of 22.80 feet;

Thence S89°21'16"E a distance of 3.00 feet;

Thence S00°38'44"W a distance of 57.29 feet;

Thence N89°21'16"W a distance of 8.00 feet;

Thence S00°38'44"W a distance of 200.00 feet;

Thence S04°35'29"W a distance of 256.09 feet to the beginning of a curve to the left the center of which bears N89°31'07"E a distance of 1948.50 feet;

Thence southerly along said curve an arc distance of 110.26 feet;

Thence N85°54'51"E a distance of 9.96 feet;

Thence S04°05'09"E a distance of 50.00 feet;

Thence S85°54'51"W a distance of 5.00 feet;

Thence S04°05'09"E a distance of 169.60 feet to a point on the south line of said Parcel 17 and the True Point of Beginning.

Containing 12,965 square feet.

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Exhibit A

Parcel 6182

FEE

1533 120TH AVENUE NE

Tax Parcel Numbers: 109910-0011 and 109910-0002

That portion of City of Bellevue Short Plat Number 80-16, recorded under Recording No. 8101239001, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the southeast corner of Tract A of said Short Plat being a point on the westerly right of way of 120th Avenue Northeast and the True Point of Beginning;

Thence N00°33'07"E along the east line of said Tract A a distance of 55.10 feet;

Thence N89°26'53"W a distance of 52.17 feet;

Thence S00°39'38"W a distance of 9.80 feet to a point on the south line of said Tract A;

Thence S89°27'14"East along said south line a distance of 46.04 feet to a point on a curve to the right the center of which bears S75°05'54"W a distance of 170.00 feet;

Thence southerly along said curve an arc distance of 45.85 feet to the True Point of Beginning.

Containing 604 square feet.

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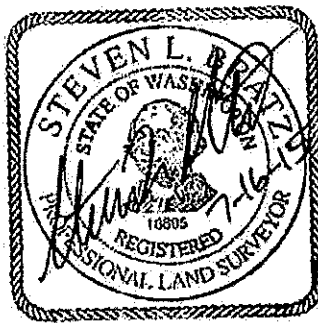


Exhibit A

Parcel 6182

SIDEWALK / UTILITY EASEMENT

1533 120TH AVENUE NE

Tax Parcel Numbers: 109910-0011 and 109910-0002

That portion of City of Bellevue Short Plat Number 80-16, recorded under Recording No. 8101239001, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the southeast corner of Tract A of said Short Plat being a point on the westerly right of way of 120th Avenue Northeast;

Thence N00°33'07"E along the east line of said Tract A a distance of 55.10 feet to the True Point of Beginning;

Thence continuing N00°33'07"E along said east line a distance of 93.12 feet to the northeast corner of said Tract A;

Thence N29°41'15"W along the north boundary of Tract A a distance of 19.88 feet;

Thence N43°38'18"W along said north boundary a distance of 7.11 feet;

Thence S00°38'44"W a distance of 49.98 feet;

Thence N89°21'16"W a distance of 3.00 feet;

Thence S00°38'44"W a distance of 65.40 feet;

Thence S89°26'53"E a distance of 18.15 feet to the True Point of Beginning.

Containing 1,784 square feet.

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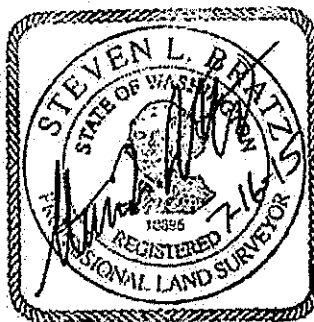


Exhibit A

Parcel 6182

WALL EASEMENT

1533 120TH AVENUE NE

Tax Parcel Numbers: 109910-0011 and 109910-0002

That portion of City of Bellevue Short Plat Number 80-16, recorded under Recording No. 8101239001, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the southeast corner of Tract A of said Short Plat being a point on the westerly right of way of 120th Avenue Northeast;

Thence N00°33'07"E along the east line of said Tract A a distance of 55.10 feet;

Thence N89°26'53"W a distance of 18.15 feet to the True Point of Beginning;

Thence continuing N89°26'53"W a distance of 5.00 feet;

Thence N00°38'44"E a distance of 65.41 feet;

Thence S89°21'16"E a distance of 5.00 feet;

Thence S00°38'44"W a distance of 65.40 feet to the True Point of Beginning;

Containing 327 square feet.

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Exhibit A

Parcel 6182

TEMPORARY CONSTRUCTION EASEMENT

1533 120TH AVENUE NE

Tax Parcel Numbers: 109910-0011 and 109910-0002

That portion of City of Bellevue Short Plat Number 80-16, recorded under Recording No. 8101239001, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the northeast corner of Tract A of said Short Plat being a point on the westerly right of way of 120th Avenue Northeast;

Thence N29°41'15"W along the north boundary of said Tract A a distance of 19.88 feet;

Thence N43°38'18"W along said north boundary a distance of 7.11 feet to the True Point of Beginning;

Thence continuing N43°38'18"W along said north boundary a distance of 52.96 feet;

Thence S00°39'38"W a distance of 153.36 feet;

Thence S89°26'53"E a distance of 29.02 feet;

Thence S89°21'16"E a distance of 8.00 feet;

Thence N00°38'44"E a distance of 49.98 feet to the True Point of Beginning.

Containing 4,448 square feet.

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Exhibit A

Parcel 6183

FEE

1445 120TH AVENUE NE
Tax Parcel Numbers: 109910-0001

That portion of Lot 13 of the plat of Brierwood Park, recorded in Volume 17 of Plats, Page 18, in King County, Washington, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the southeast corner of Parcel 1 of the City of Bellevue Short Plat Number 80-16, recorded under Recording No. 8101239001 and the True Point of Beginning;

Thence S00°33'07"W along the west right of way of 120th Avenue NE a distance of 8.91 feet to a point on the north line of City of Bellevue Short Plat No. 76-56, recorded under recording number 7701250758;

Thence N89°26'53"W along the north line of said Short Plat a distance of 6.77 feet;

Thence N00°38'48"E a distance of 8.91 feet to a point on the south line of Short Plat 80-16;

Thence S89°26'53"E along said south line a distance of 6.75 feet to the True Point of Beginning.

Containing 60 square feet.

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Exhibit A

Parcel 6183

SIDEWALK / UTILITY ESMT

1445 120TH AVENUE NE

Tax Parcel Numbers: 109910-0001

That portion of Lot 13 of the plat of Brierwood Park, recorded in Volume 17 of Plats, Page 18, in King County, Washington, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the southeast corner of Parcel 1 of the City of Bellevue Short Plat Number 80-16, recorded under Recording No. 8101239001;

Thence N89°26'53"W along the south line of said Parcel 1 a distance of 6.75 feet to the True Point of Beginning;

Thence continuing N89°26'53"W along said south line a distance of 29.07 feet;

Thence S00°38'44"W a distance of 8.91 feet to a point on the north line of City of Bellevue Short Plat No. 76-56, recorded under recording number 7701250758;

Thence S89°26'53"E along the north line of said Short Plat a distance of 29.07 feet;

Thence N00°39'23"E a distance of 8.91 feet to the True Point of Beginning.

Containing 259 square feet.

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Exhibit A

Parcel 6184

Fee Take

1215 120TH AVENUE NE
Tax Parcel Number: 109910-0025

Those portions of City of Bellevue Short Plat Number 84-23 (Lot Line Revision), recorded under Recording Number 8407099012, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the Northeast corner of said Lot Line Revision being the True Point of Beginning;

Thence South 00°33'07" West along the East line of said Lot, being the westerly right of way of 120th Avenue Northeast, a distance of 372.97 feet;

Thence North 04°05'09" West a distance of 5.44 feet to the beginning of a curve to the right the center of which bears North 85°54'51" East a distance of 2033.50 feet;

Thence Northerly along said curve an arc distance of 167.92 feet;

Thence North 00°38'44" East a distance of 199.82 feet to a point on the North line of said Lot Line Revision;

Thence South 89°26'53" East along said North line 6.77 feet to the True Point of Beginning.

Containing 2,212 square feet.

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SLB/06-03-2015



Exhibit A

Parcel 6184

Sidewalk / Utility / Wall Easement

1215 120TH AVENUE NE
Tax Parcel Number: 109910-0025

Those portions of City of Bellevue Short Plat Number 84-23 (Lot Line Revision), recorded under Recording Number 8407099012, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the Northeast corner of said Lot Line Revision;

Thence North 89°26'53" West along the North line of said Lot a distance of 6.77 feet to the True Point of Beginning.

Thence South 00°38'44" West a distance of 199.82 feet to the beginning of a curve to the left the center of which bears South 89°21'16" East a distance of 2033.50 feet;

Thence Southerly along said curve an arc distance of 167.92 feet;

Thence South 04°05'09" East a distance of 5.44 feet to a point on the East line of said Lot Line Revision;

Thence South 00°33'07" West along the East line of said Lot a distance of 143.74 feet;

Thence North 89°26'53" West along the right of way of 120th Avenue Northeast, a distance of 4.39 feet;

Thence North 04°05'09" West a distance of 120.67 feet;

Thence North 85°54'51" East a distance of 3.00 feet;

Thence North 04°05'09" West a distance of 27.69 feet to a point on a curve the center of which bears N85°54'51"E a distance of 2046.50 feet;

Thence Northerly along said curve an arc distance of 132.39 feet;

Thence South 89°42'17" West a distance of 3.00 feet to a point on a curve the center of which bears North 89°37'15" East a distance of 2049.50 feet;

Thence Northerly along said curve an arc distance of 36.65 feet;

Thence North 00°38'44" West a distance of 199.79 feet to a point on the North line of said Lot;

Thence South 89°26'53" East along the North line of said Lot a distance of 16.00 feet to the True Point of Beginning.

Containing 6,960 square feet.

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Exhibit A

Parcel 6184

Wall Maintenance Easement

1215 120TH AVENUE NE
Tax Parcel Number: 109910-0025

Those portions of City of Bellevue Short Plat Number 84-23, recorded under Recording Number 8407099012, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the Northeast corner of said Lot Line Revision thence North 89°26'53" West along the North line of said Lot a distance of 22.77 feet to the True Point of Beginning;

Thence continuing along said North line North 89°26'53" West a distance of 10.00 feet;

Thence South 00°38'43" West a distance of 199.77 feet to the beginning of a curve to the left the center of which bears South 89°21'16" East a distance of 2059.50 feet;

Thence Southerly along said curve an arc distance of 46.90 feet;

Thence North 89°20'27" East a distance of 13.00 feet to a point on a curve the center of which bears North 89°20'27" East a distance of 2046.50 feet;

Thence Northerly along said curve an arc distance of 10.00 feet;

Thence South 89°42'17" West a distance of 3.00 feet to a point on a curve the center of which bears North 89°37'15" East a distance of 2049.50 feet;

Thence Northerly along said curve an arc distance of 36.65 feet;

Thence North 00°38'44" East a distance of 199.79 feet to the True Point of Beginning.

Containing 2,495 square feet.

Together With:

Beginning at the Northeast corner of said Lot Line Revision thence South 00°33'07" West along the East line of said Lot a distance of 516.72 feet;

Thence South 89°26'53" West a distance of 4.39 feet to the True Point of Beginning;

Thence continuing South 89°26'53" West a distance of 10.03 feet;

Thence North 04°05'09" East a distance of 119.85 feet;

Thence North 85°54'51" East a distance of 10.00 feet;

Thence South 04°05'09" East a distance of 120.67 feet to the True Point of Beginning;
Containing 1,203 square feet.

10038_Esmts_6184.docx
SLB/06-03-2015



Exhibit A

Parcel 6184

Temporary Construction Easement (Area 1)

1215 120TH AVENUE NE
Tax Parcel Number: 109910-0025

That portion of City of Bellevue Short Plat Number 84-23, recorded under Recording Number 8407099012, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Commencing at the Northeast corner of said Lot Line Revision thence South 00°33'07" West along the East line of said Lot a distance of 516.72 feet;

Thence North 89°26'53" West a distance of 14.42 feet to the True Point of Beginning;

Thence continuing North 89°26'53" West a distance of 21.41 feet;

Thence North 00°33'07" East a distance of 118.51 feet;

Thence North 85°54'51" East a distance of 11.75 feet;

Thence South 04°05'09" East a distance of 119.85 feet to the True Point of Beginning.

Containing 1,973 square feet.

10038_Esmts_6184.docx
SLB/06-02-2015



Exhibit A

Parcel 6184

Temporary Construction Easement (Area 2A)

1215 120TH AVENUE NE
Tax Parcel Number: 109910-0025

That portion of City of Bellevue Short Plat Number 84-23, recorded under Recording Number 8407099012, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the Northeast corner of said Lot Line Revision thence South 00°33'07" West along the East line of said Lot a distance of 245.98 feet;

Thence South 89°20'27" West a distance of 19.65 feet to the True Point of Beginning;

Thence continuing South 89°20'27" West a distance of 7.00 feet to a point on a curve to the left the center of which bears North 89°20'27" East a distance of 2053.50 feet;

Thence Southerly along said curve an arc distance of 122.81 feet;

Thence South 04°05'09" East a distance of 27.69 feet;

Thence North 85°54'51" East a distance of 7.00 feet;

Thence North 04°05'09" West a distance of 27.69 feet to a point on a curve the center of which bears North 85°54'51" East a distance of 2046.50 feet;

Thence Northerly along said curve an arc distance of 122.39 feet to the True Point of Beginning.

Containing 1,052 square feet.

10038_Esmts_6184.docx
SLB/06-03-2015



Exhibit A

Parcel 6184

Temporary Construction Easement (Area 2B)

1215 120TH AVENUE NE

Tax Parcel Number: 109910-0025

That portion of City of Bellevue Short Plat Number 84-23, recorded under Recording Number 8407099012, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the Northeast corner of said Lot Line Revision thence North 89°26'53" West along the North line of said Lot a distance of 32.77 feet to the True Point of Beginning;

Thence continuing North 89°26'53" West a distance of 38.75 feet;

Thence South 00°38'43" East a distance of 22.25 feet;

Thence South 89°26'53" East a distance of 38.75 feet;

Thence North 00°38'43" East a distance of 22.25 feet to the True Point of Beginning.

Containing 862 square feet.

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SLB/06-02-2015

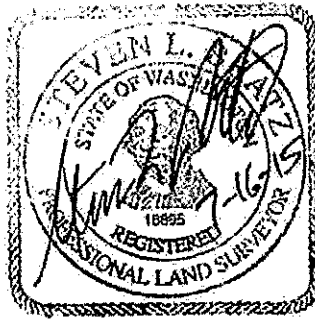


Exhibit A

Parcel 6184

Temporary Construction Easement (Area 3)

1215 120TH AVENUE NE

Tax Parcel Number: 109910-0025

That portion of City of Bellevue Short Plat Number 84-23, recorded under Recording Number 8407099012, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Beginning at the Northeast corner of said Lot Line Revision thence North 89°26'53" West along the North line of said Lot a distance of 32.77 feet to the True Point of Beginning;

Thence continuing North 89°26'53" West a distance of 23.39 feet;

Thence South 00°33'07" West a distance of 320.43 feet; Thence North 89°26'53" West a distance of 5.00 feet;

Thence South 00°33'07" West a distance of 15.00 feet; Thence South 79°18'26" West a distance of 41.51 feet;

Thence South 00°33'07" West a distance of 85.00 feet; Thence South 89°26'53" East a distance of 15.51 feet;

Thence South 00°33'07" West a distance of 33.50 feet; Thence South 89°26'53" East a distance of 67.50 feet;

Thence North 04°05'09" West a distance of 64.98 feet; Thence North 85°54'51" East a distance of 13.00 feet;

Thence North 04°05'09" West a distance of 27.69 feet to the beginning of a curve to the right with a radius of 2046.50 feet;

Thence Northerly along said curve an arc distance of 122.39 feet;

Thence South 89°20'27" West a distance of 13.00 feet to a point on a curve the center of which bears North 89°20'27" East a distance of 2059.50 feet;

Thence Northerly along said curve an arc distance of 46.90 feet;

Thence North 00°38'43" East a distance of 199.77 feet to the True Point of Beginning.

Combined containing 19,166 square feet.

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SLB/07-15-2015

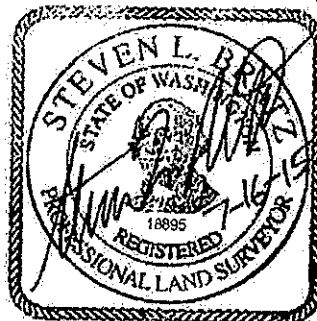


Exhibit A

Parcel 6184

Temporary Construction Easement (Area 4)

1215 120TH AVENUE NE
Tax Parcel Number: 109910-0025

That portion of City of Bellevue Short Plat Number 84-23, recorded under Recording Number 8407099012, all being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M. further described as follows:

Commencing at the Southeast corner of said Lot Line Revision;

Thence North 52°41'05" West along the South line of said parcel 235.25 feet;

Thence continuing along said South line North 49°58'44" West a distance of 109.90 feet to the True Point of Beginning;

Thence continuing North 49°58'44" West a distance of 66.50 feet;

Thence North 40°01'16" East a distance of 45.00 feet;

Thence South 49°58'44" East a distance of 66.50 feet;

Thence South 40°01'16" West a distance of 45.00 feet to the True Point of Beginning.

Combined containing 2,992 square feet.

10038_Esmts_6184.docx
SLB/06-02-2015

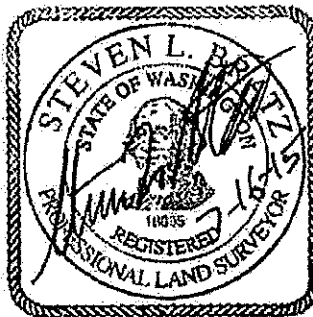
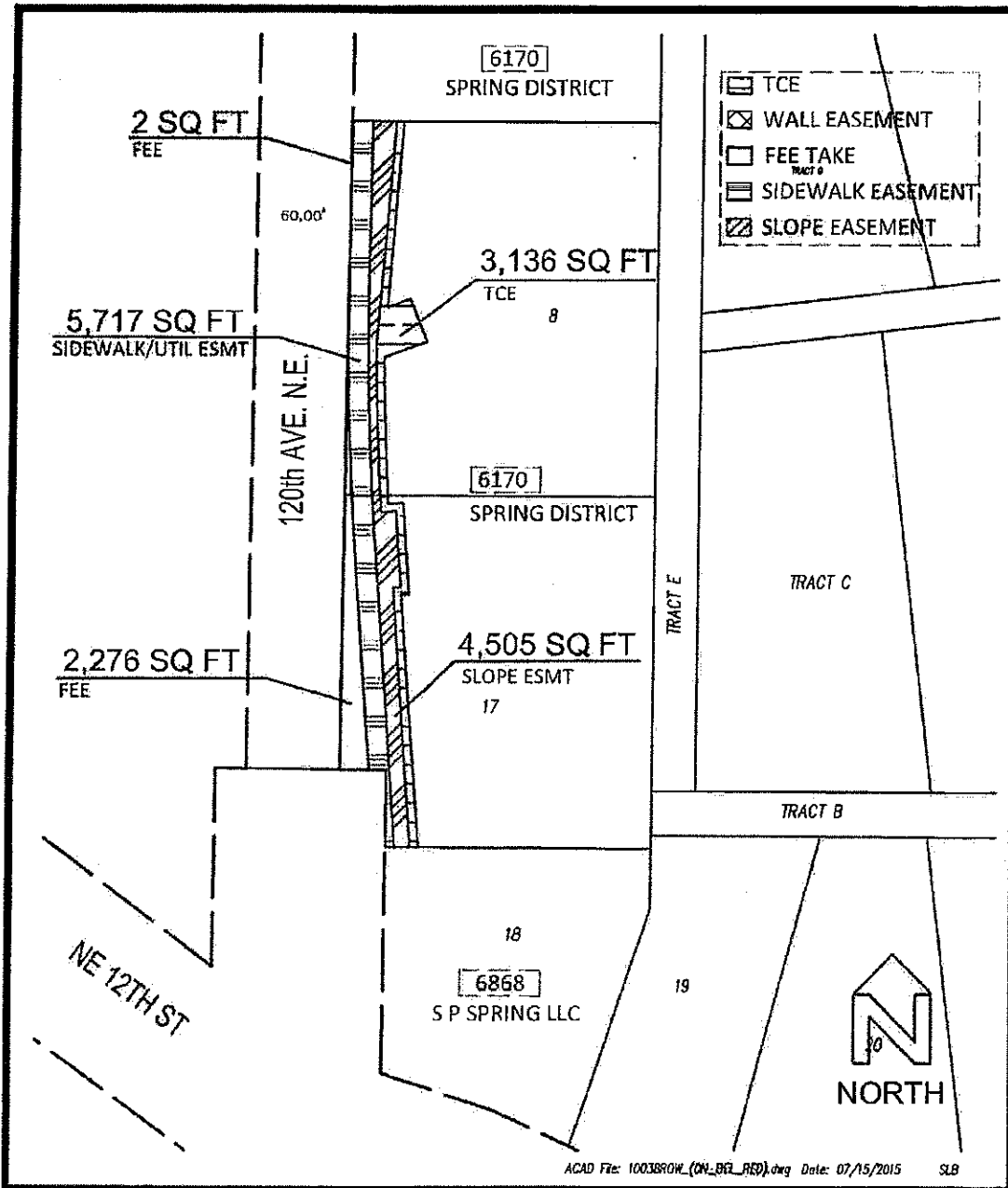


EXHIBIT B



ROW / EASEMENT EXHIBIT

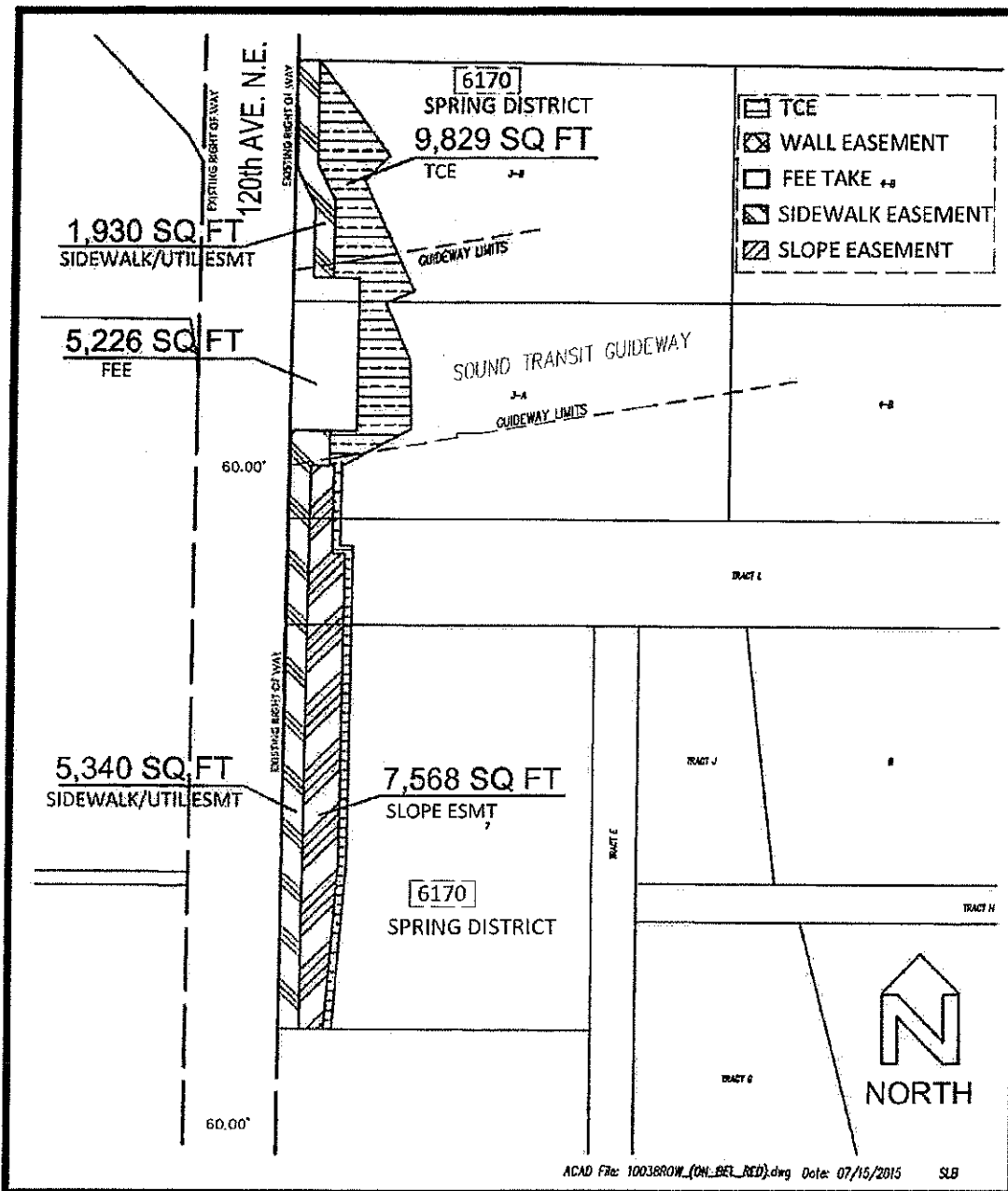
120TH AVE NE - NE 12TH ST TO 16TH ST

PARCEL 6170



City of
Bellevue

Civic Services Department



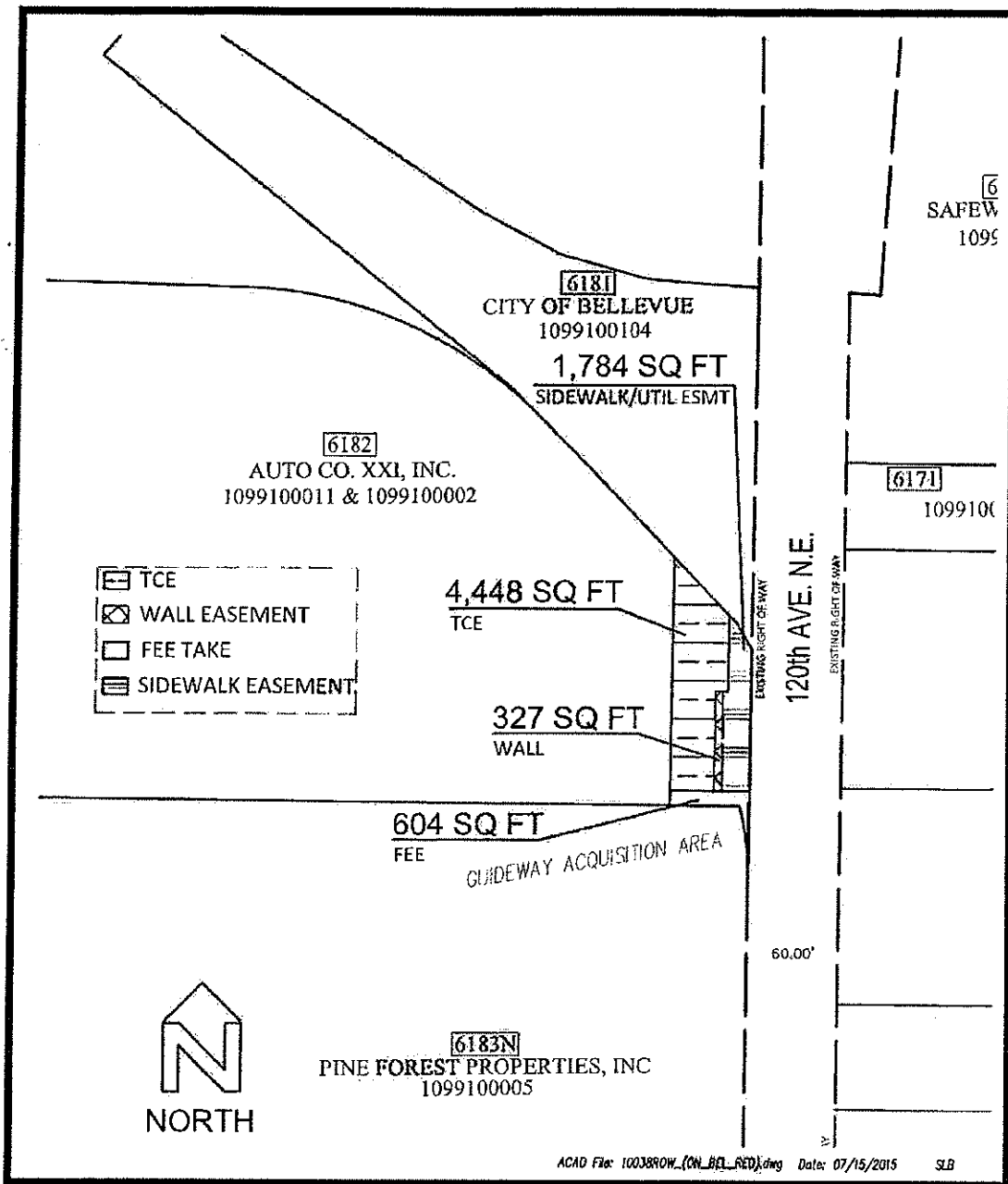
ROW / EASEMENT EXHIBIT

120TH AVE NE - NE 12TH ST TO 16TH ST
PARCEL 6170



**City of
Bellevue**

Civic Services Department

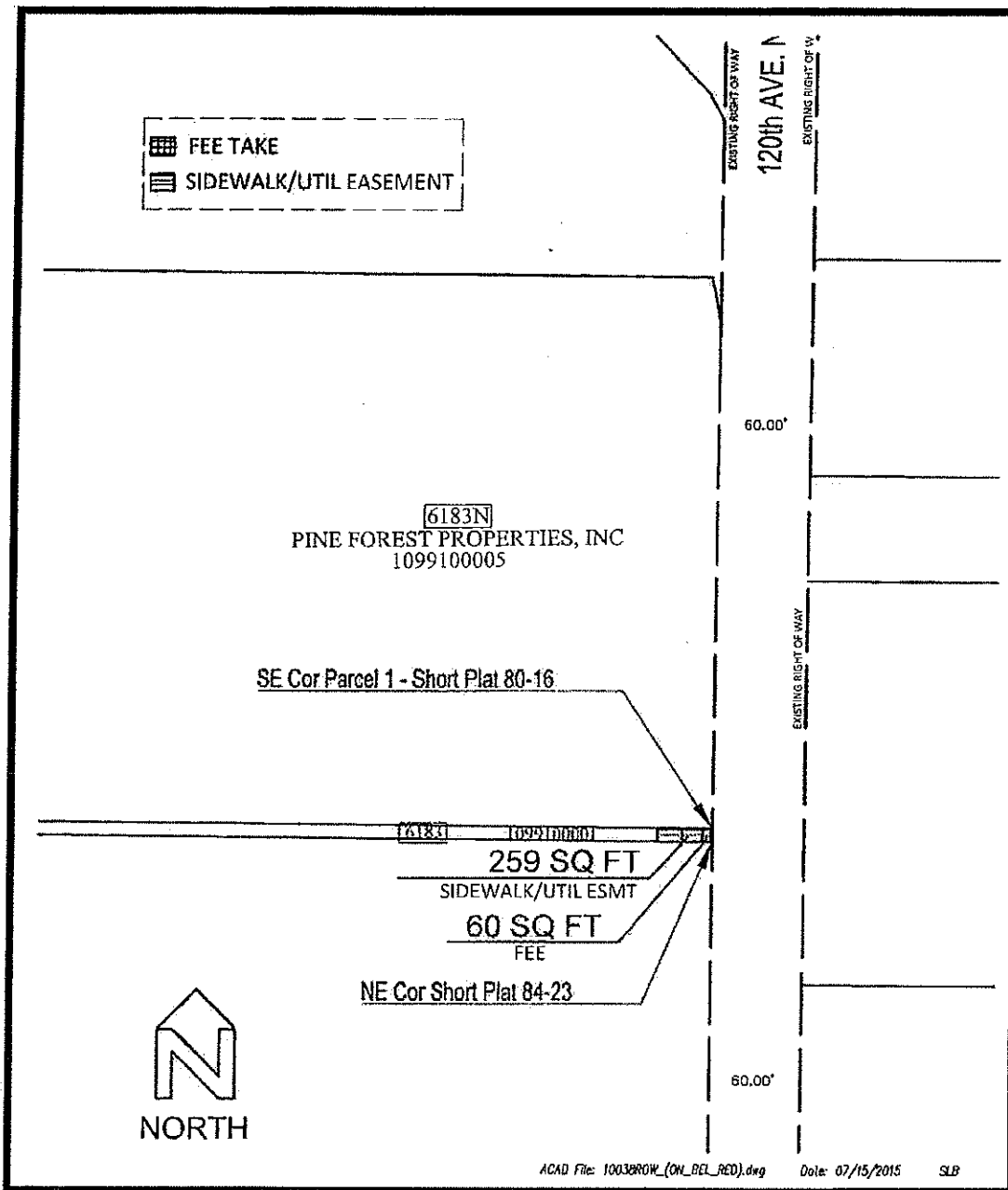


ROW / EASEMENT EXHIBIT
120TH AVE NE - NE 12TH ST TO 16TH ST
PARCEL 6182



City of
Bellevue

Civic Services Department

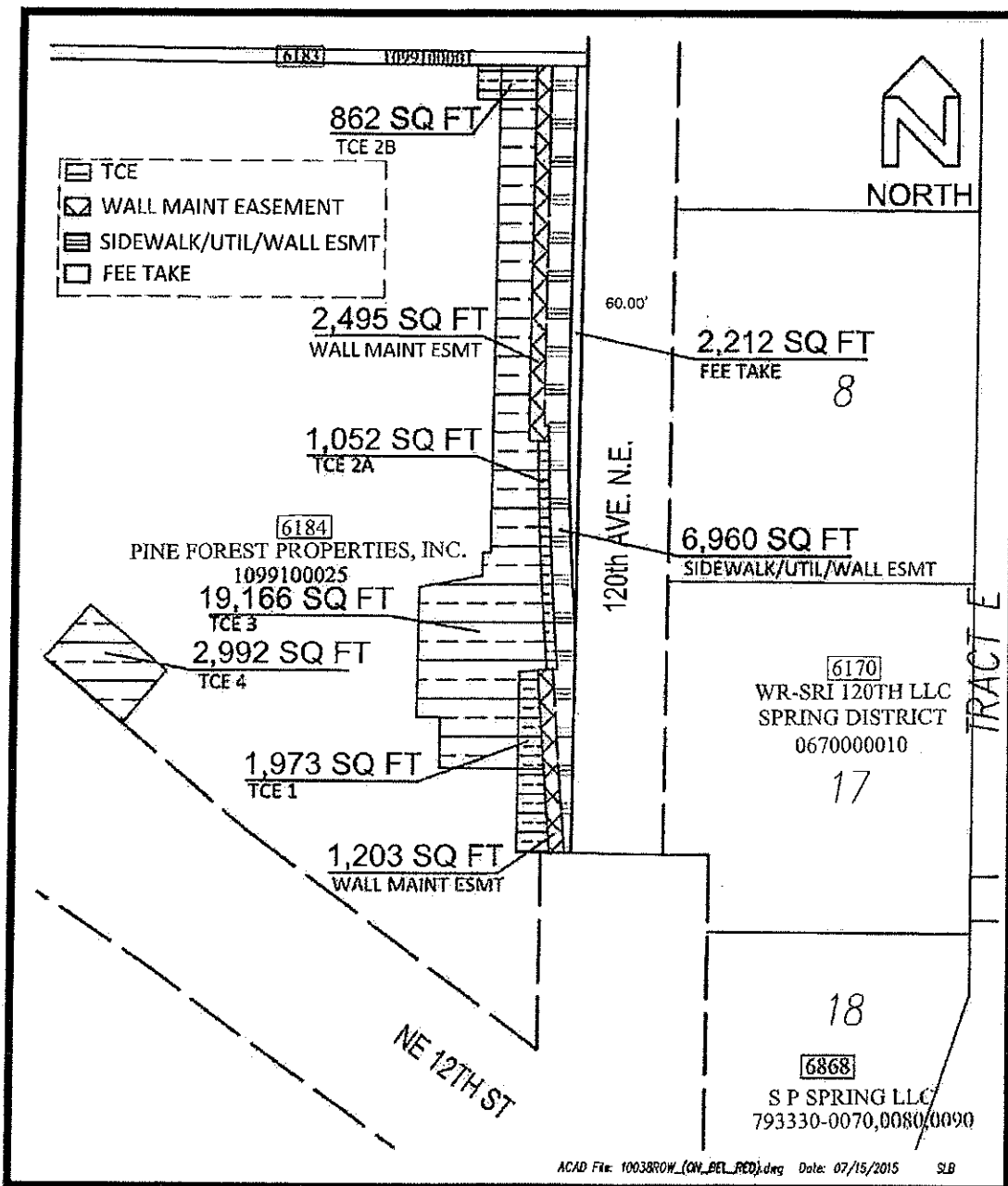


ROW / EASEMENT EXHIBIT
120TH AVE NE - NE 12TH ST TO 16TH ST
PARCEL 6183



**City of
Bellevue**

Civic Services Department



ROW / EASEMENT EXHIBIT
120TH AVE NE - NE 12TH ST TO 16TH ST
PARCEL 6184



City of Bellevue

Civic Services Department